



The Salisbury Planning Board held its regular meeting Tuesday, August 28, 2012, in the City Council Chamber at Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Karen Alexander, Josh Canup, Will Hasselmann, Richard Huffman, Randy Reamer, Carl Repsher, Patricia Ricks and Bill Wagoner.

ABSENT: Herman Felton, Jr., Benjamin Lynch, Thomasina Paige, and David Post

STAFF: Preston Mitchell, Diana Moghrabi, David Phillips and Patrick Ritchie

This meeting was digitally recorded for **ACCESS16 Television** by Jason Parks.

Karen Alexander called the meeting to order. Planning Board adopted the agenda as submitted. The July 24, 2012, and August 14, 2012, minutes were approved as submitted. Karen Alexander announced that Thomasina Paige had heart surgery, is home and is doing well.

DISTRICT MAP AMENDMENT

G-04-07: Wallace Commons
1400 block of Klumac Road
Construction of a 113,000 square-foot multi-tenant building addition
Revision of a previously approved (2007) group development plan
Tax Map 060D, Parcel 001
Current District: HIGHWAY BUSINESS (HB)

David Phillips made a staff presentation. Under the previous ordinance, a group development was anything over 10,000 square feet like a major shopping center. This will not have to comply with the current Land Development Ordinance.

Landscaping and infrastructure have been installed. The new footprint is smaller than what had been proposed for Home Depot, which is no longer part of this project. (Home Depot will not be locating here.) If there are any significant changes to the elevations, staff recommends TRC approval. TRC has approved the plan as presented. Planning Board is being asked to make a recommendation to City Council to approve.

Ben Carrol, applicant for the developer Hutton Company, made himself available for questions. He commented that staff had done a good job presenting the project. The proposed design is in character with the existing center. They have proposed similar and compatible materials. They will get prototype elevations in late September or October. Yearly, they tweak their prototype.

Dick Huffman inquired about the dumpster locations. The large department store has a truck well in the back that is their receiving door and trash compactor. The tenant on the end also has a truck well on the end and a trash compactor; near Kohl's is a trash bin for the two small shops.

Board Decision

Carl Repsher made a MOTION to recommend approval of the G-04-07 amendment to City Council. Patricia Ricks seconded the motion with all members voting AYE. (8-0)

LDOZ-05-2012: Patricia Lyerly and the City of Salisbury

Request from Patricia Lyerly and the City of Salisbury to amend the land development district map by rezoning tax map 333, parcel(s) 011, 012, 015, 01501, 079; properties bound by Statesville Boulevard, Wood Avenue, Edgewood Drive, and Rose Avenue from GENERAL RESIDENTIAL (GR-6) to RESIDENTIAL MIXED-USE (RMX) district.

Preston Mitchell made a staff presentation. RMX is a good buffer zone along Milford Hills. The City has joined Ms. Lyerly in a proactive rezoning. Woodie's Painting will be brought into compliance with this rezoning. These properties will be allowed to slowly transition from residential zoning to business or RMX zoning to allow for redevelopment of these properties on the edge of Milford Hills Neighborhood.

Staff recommends that this rezoning is consistent with the Vision 2020 Comprehensive Plan and recommends approval of the request.

Patricia Ricks had concerns for the single-family homes in this rezoning. Preston said he spoke to Mr. Hayworth, who is in favor of the change to his property. He was concerned about his tax value. Preston was assured by a Rowan County Tax Assessor representative that the rezoning does not automatically change the tax value. Valuation has more to do with what is developed around the property. Property owners in this case were offered the option not to be rezoned.

Randy Reamer has personal experience in this neighborhood. Thirty years ago the neighborhood would not have allowed this rezoning, but today he sees no problem.

Preston went through the list of uses. New uses with the rezoning include: banks, credit unions, financial services, business support services, child daycare with a special use permit, community service organization, drive-through service with additional standards, group care facility with additional standards, laundry services, medical clinic, post office, professional services (lawyers, architects, etc.), residential treatment facility through a CD or special use permit, dance studio, general retail up to 10,000 square feet with a special use permit, restaurant would require a special use permit or CD, cultural or community facilities, indoor/outdoor recreational facilities, neighborhood manufacturing (woodshop), schools, etc.

Courtesy Hearing

There was no public comment.

The petitioner waived their opportunity to speak saying they had nothing to add to the staff presentation.

Board Decision

Carl Repsher made the following MOTION: “The Planning Board finds and determines that LDOZ-05-2012 is consistent with the goals, objectives and policies of Vision 2020 Comprehensive Plan and hereby recommends approval [to City Council]. Patricia Ricks seconded the motion with all members voting AYE. (8-0)

LDOZ-04-2012: City of Salisbury

Request from the City of Salisbury to amend the Land Development District Map by rezoning multiple parcels throughout the Salisbury zoning jurisdiction, as a measure of corrective rezoning to properly apply, or change, the NEIGHBORHOOD MIXED-USE (NMX) district.

Preston Mitchell made a staff presentation breaking the corrective rezonings into 14 areas. This will correct improper zonings from the adoption of the Land Development effective Ordinance January 1, 2008. The conversion process was a difficult process when properties did not match perfectly to the new zoning map. NMX is intended for neighborhood-serving businesses (Like the area on Fulton at the Mambo Grill and Cut Up and Dye).

Area 1-Avalon/Stokes Ferry Road/Drummond Village (back to GR6)

Area 2-South Main/Mooresville Road (United Rentals is split-zoned.)

Area 3-Fulton Heights/properties along Five Points (Kurt and Geri’s, Downtown Graphics, Inc.)

Area 3a-South Main (no changes for the Stop-n-Go)

Area 4-Downtown Area/Rowan Helping Ministries/Park Avenue Area

Area 5-Bringle Ferry Road/Newsome Road/

Area 6-North Main towards Spencer

Area 7-West Innes Street/Mocksville Avenue/West End

Area 8-Statesville Boulevard at West Innes Street (WalGreens is split-zoned.)

Area 9-Brenner Avenue/Old Wilksboro Road

Area 10-Hwy 150/Rowan Mill Road

Area 11-Jake Alexander Boulevard North/Sacred Heart Campus

Area 12-Majolic/Statesville Boulevard

Area 13-Ridge Road and Hwy 601

Area 14-Old Mocksville Road (Ivan’s) property behind the restaurant

Staff recommends sending this to a committee. It will go to Committee 1; Patricia Ricks serves as chair of the committee with David Post, Will Hasselmann, and Karen Alexander. They will meet at 2:30 p.m. Tuesday, September 11, in the second floor conference room at City Hall.

Because there are greater than 50 parcels involved, there will be half-page advertising in the *Salisbury Post* as public notification when this goes to City Council.

ADJOURN

There being no further business to come before the Planning Board the meeting was adjourned at 5:11 p.m.

Karen Alexander, Chair

Diana Moghrabi, Secretary